

Mrs A Costello
The Woodmancote Property Group
37 Silver Street
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30th November 2023

Our Reference: 16039 / 71634

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Dear Mrs Costello

TREE CONDITION SURVEY – OAK to the REAR OF 24 NASSE COURT, CAM

1.0 Summary

- 1.1 The tree is a large mature specimen located just beyond the rear boundary of the property. Access around the tree was limited by the shed, culvert and boundary conifer hedge. The base of the tree could not be therefore surveyed. No one was present at the property and the survey was carried out unsupervised.
- 1.2 The tree, until recently, has been managed by Stroud District Council who have now stated that the tree is not within their ownership and works will no longer be carried out.
- 1.3 The tree is a large boundary specimen growing on the edge of an open culvert. Large limbs extending over the garden were previously reduced but are now showing evidence of reduced vitality, apical dieback and crown decline. The tree has large deadwood present together with extensive small twig and branch shedding. The tree has limited epicormic growth development on higher branches but some more prominent growth at around 3-4 metres from where the crown is starting to form.
- 1.4 The tree is in gradual decline, probably as a result of past garden, culvert and construction works resulting in root and soil damage. Previous pruning may have also contributed to the tree's loss of vitality. The extensive dead wood poses a risk to residents and visitors to the property and may pose a risk to the property from large limb failure as the tree continues to decline.
- 1.5 I recommend that ownership of the tree is established, and the owner requested to make the tree safe due to it posing a risk to residents and guests to the property.
- 1.6 Given the tree's ongoing decline, I recommend that consideration is given to reducing the tree to a 6-8 metres high pollard, retaining all lower epicormic growth and larger stubs of main limbs. Larger branch stubs should be cut to leave natural looking fracture surfaces for habitat creation. This work would be best completed from a mobile elevated work platform which will allow small sections to be removed and safely dropped into the rear garden. These works should be completed within 6 months of survey.

- 1.7 As the tree is protected by Tree Preservation Order 430 and these works, as they exceed any exemption for dangerous trees works, will require formal consent from the council before implementation by either the owner or yourselves.

2.0 Introduction

- 2.1 I am [REDACTED] a senior Arboricultural Consultant with Tree Maintenance Limited. I have 37 years' experience in arboriculture and urban tree management; I am a Fellow of the Arboricultural Association and a Chartered Arboriculturalist through the Institute of Chartered Foresters. I am also a qualified Professional Tree Surveyor as assessed by the industry lead body Lantra.
- 2.2 In accordance with our quotation 16039/16039 dated 22 November 2023, I have carried out a visual ground level safety survey of one Over-mature Oak beyond the rear boundary of the property, but which substantially overhangs the garden.
- 2.3 I carried out the survey on 24 November and was unaccompanied as no one was present at the property, but access could be gained through the side gate and garden. The weather was dry but overcast.

3.0 Tree Survey Method

- 3.1 The tree has been visually surveyed from ground level using a steel probe, sounding mallet, pocket-knife and binoculars where necessary. A system of Visual Tree Assessment (VTA) has been used to assess both the health and structural condition of the trees. No detailed inspection of suspected defects has been carried out using specialist diagnostic equipment at this stage, where this is considered necessary it will be detailed in the recommendations.
- 3.2 Recommendations are based on an assessment of risk (the likelihood of harm occurring). Risk assessment considers the size of the hazard (anything with the potential to cause harm), the value of the target (persons or property that could be injured or damaged) and the frequency of occupation (the time which the target is within the impact area). The targets to be considered here are:
- Residents and visitors to the property
 - Employees and visitors to the property
 - Buildings and infrastructure within the site
 - Neighbouring residential properties and gardens
- 3.3 Works are also specified for reasons of good arboricultural management and include abating a possible source of nuisance or providing wider ecological habitat.
- 3.4 In order to minimize risk, I suggest works are completed as soon as is reasonably possible but no later than 6 months from the date of this report.
- 3.5 For this site where tree safety is of paramount importance, I recommend a professional survey every 24 months, however surveys at 18 month intervals can be useful as this allows the survey to alternate between the trees being in leaf and out of leaf whereby different information can be evaluated.
- 3.6 As indicated in section 8.3, healthy trees can be subject to damage as a result of even moderate weather conditions. I would therefore recommend that in addition to the regular professional survey the resident, you carry out a quick visual survey of all of the trees following any heavy

snow fall or named storms. This should quickly identify any hazards to users of the site which have recently developed and require immediate attention.

4.0 Site Description

- 4.1 The property is a semi-detached dwelling located on the southern side of Nasse Court, Cam. It is located adjacent to the turning head and has gated access to the side and rear garden.
- 4.2 The rear garden is bordered to the south by a group of trees which run east-west along an open culvert with the rear garden enclosed by a conifer hedge.
- 4.3 The levels within the garden generally consist of small flat terraces which have been subject to minor alteration with small dwarf walls. There is a shed of deteriorating quality having previously been installed close to the tree base.

5.0 Findings and Recommendations

- 5.1 The tree is a large boundary specimen growing on the edge of an open culvert. Due to the hedge and steep bank, the rear and base of the tree could not be accessed or surveyed. The shed also prevented access to the lower trunk (see Photograph 1)

Photograph 1. Oak, overhanging rear garden



- 5.2 The trunk is of upright form with occluding and occluded pruning wounds visible. The tree has large buttress roots which, as far as could be ascertained, appeared free from decay. The trunk divides at around 4 metres into two large limbs which extend out over the residential gardens to the north and south.
- 5.3 The crown is rather broad and spreading, having been reduced on the north side in the past. There is major dead wood within the crown and evidence of crown dieback and thinning, especially over the garden of 24 Nasse Court. Growth has previously developed from the reduction points, but this now shows evidence of decline, possibly as a result of historic construction, drainage and garden works.

Photograph 2. Regenerating growth from reduction points and now in decline.



Photograph 3. Epicormic growth forming on upper trunk.

- 5.4 It is understood that these reduction works were previously carried out by Stroud District Council, who have recently confirmed that they do not own the tree and are not responsible for its upkeep. No indication of ownership has been provided.
- 5.5 Large limbs extending over the garden which were previously reduced (see Photograph 2) had started to regrow, but are now showing evidence of reduced vitality, apical dieback and crown decline with limited epicormic growth evident on smaller upper branches.
- 5.6 The tree has large dead wood present, together with extensive small twig and branch shedding. The tree has limited epicormic growth development on higher branches but some more prominent growth at around 3-4 metres from where the epicormic growth is starting to form (see Photograph 3).
- 5.7 The tree is in gradual decline, probably as a result of past garden, culvert and construction works resulting in root and soil damage. Previous pruning may have also contributed to the tree's loss of vitality. The extensive dead wood poses a risk to residents and visitors to the property and may pose a risk to the property from to large limb failure as the tree continues to decline.

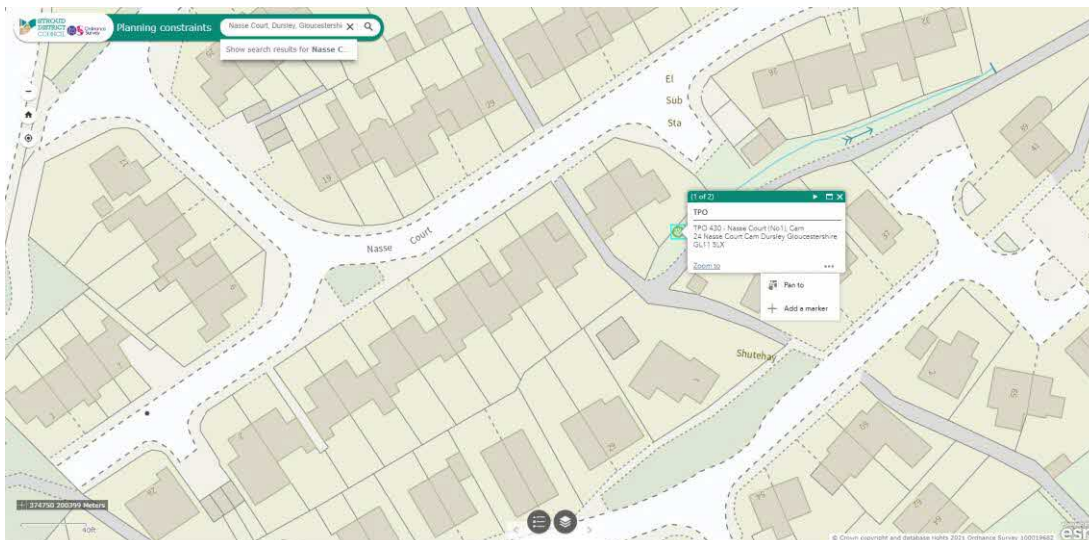
6.0 Recommendations

- 6.1 I recommend that ownership of the tree is established, and the owner requested to make the tree safe due to it posing a risk to residents and guests to the property.
- 6.2 Given the tree's ongoing decline, I recommend that consideration is given to reducing the tree to a 6-8 metre high pollard, retaining all lower epicormic growth and the larger stubs of main limbs. Larger branch stubs should be cut to leave natural looking fracture surfaces for habitat creation. The stress response from the pruning may stimulate the production of more epicormic growth creating a smaller compact crown, alternatively the tree may go into further decline and die but would pose a lower risk due to its reduced size.
- 6.3 This work would be best completed from a mobile elevated work platform which will allow small sections to be removed and safely dropped into the rear garden. These works should be completed within 6 months of survey.
- 6.4 All tree work should be carried out to the highest standards, based on British Standard 3998:2010 'Recommendations for Tree Work' and current best practice.
- 6.5 To ensure standards are met it is recommended that a contractor from the Approved List of the Arboricultural Association be used (01242 522152 www.trees.org.uk).

6.0 Legal Constraints

- 6.6 The [stroud District Council Website](https://stroud.maps.arcgis.com/apps/webappviewer/index.html?id=f0a09333db6b43e592288452e6969147) <https://stroud.maps.arcgis.com/apps/webappviewer/index.html?id=f0a09333db6b43e592288452e6969147> confirms the tree is protected by a Tree Preservation Order

Extract SDC Website Tree Preservation Orders



- 6.7 As the tree is protected by a Tree Preservation Order (TPO 430 Nasse Court (No.1) Cam), the recommended pollarding to 6-8 metres would be in excess of any exemptions and works will require formal written consent from Stroud District Council. I recommend that this report is attached to the application to the Local Planning Authority.
- 6.8 Due to the Tree Preservation Order, all work should be the subject of a formal application to the Local Planning Authority and there could be a subsequent delay of up to 8 weeks before clearance.

- 6.9 Consents to carry out works to protected trees are valid for a period of 2 years from the date of LPA approval.
- 6.10 Replacement planting may well be a condition of consent for removal of this tree.

7.0 Wildlife Issues

- 7.1 Bats. Under current legislation it is an offence to 'intentionally or recklessly disturb a bat' or 'damage, destroy or block access to the resting place of any bat' (Countryside and Rights of Way Act 2001 and further strengthened by other legislation).

Where work is being carried out and bats are present, or if the tree is a known roost, consultation must be made with the Statutory Nature Conservation Organisation, Natural England, www.naturalengland.org.uk.

A European Protected Species Habitat Regulations Licence is likely to be required. Work to trees with the potential for roosting bats is best done from late August to early October. March through to April is also suitable although this may conflict with nesting birds (see below).

- 7.2 Birds. It is an offence under section 1 of The Wildlife and Countryside Act 1981 (as amended) to kill, injure or take any wild bird; intentionally or recklessly disturb any wild bird or take, damage or destroy the nest of any wild bird while it is in use or being built. So work likely to disturb nesting birds should be avoided from late March to August.
- 7.3 All trees requiring work should be evaluated prior to work starting as part of a normal on-site risk assessment. If a bird, badger or bat issues are suspected then the tree works will be suspended and further advice from our office should be sought.

8.0 Limitations

- 8.1 This report has been compiled to assess the current health and condition of the tree as specified in section 2.0. The survey considers the tree only within its existing setting and does not make assumptions in regards changes to the site following survey.
- 8.2 This is an initial survey and no detailed tree inspection or invasive investigation to confirm suspected defects has been carried out. Where this is considered necessary, it will be highlighted in recommendations.
- 8.3 Due to the changing nature of trees – and possibly other site circumstances – this report and recommendations are limited to a two year period. Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer occasional damage under only average weather conditions. A lack of recommended work does not imply that a tree will never suffer damage. This report could be invalidated if any alterations are made to the property that could change the conditions as seen at time of survey.
- 8.4 Under certain circumstances, roots can affect foundations, drains and other underground services. I was not requested to investigate these issues which are therefore beyond the scope of this report.
- 8.5 All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without written permission from Tree Maintenance Limited. Its content and format are for the exclusive use of the addressee in dealing with this site. It may not

be sold, lent, hired out or divulged to any third party not directly involved in this site without the written consent of Tree Maintenance Limited.

10.0 Costs for Recommended Works

10.1 Costs can be given for the recommended work if required. However, this report is a stand-alone document. Please confirm which trees you would like costed and I will arrange for a colleague to visit site prior to preparing a quotation for the works, which can then be carried out by one of our very experienced and professional contracting teams.

Signed:



Senior Arboricultural Consultant

DATE: 30 November 2023